

# UMKC Trustees & Curators Summary-NAC

## September 2017 (First Quarter) 2018 Performance

September 30, 2017

Total Units= 159

<i>Revenue</i>	<i>Full Year FY17 Actual</i>	<i>Full Year FY18 Budget</i>	<i>YTD FY18 Budget</i>	<i>YTD FY18 Actual</i>	<i>YTD Variance to Budget</i>	<i>Percent of Budget</i>
Gross Potential Rent	2,849,719	2,956,216	735,304	728,004	(7,300)	-1.0%
Less:						
Vacancy	(568,926)	(422,068)	(122,191)	(215,638)	(93,447)	76.5%
Concessions	(5,200)	(6,000)	(1,500)	(8,844)	(7,344)	
Staff/Owner Units	(13,536)	(14,700)	(3,675)	(3,675)	0	0.0%
Gain/Loss to Lease	(14,059)	(42,930)	(15,246)	(10,772)	4,474	-29.3%
Month to Month Fee	2,125	1,800	450	0	(450)	-100.0%
Non-Revenue Units	0	0	0	0	0	
Rent Refunds	(420)	0	0	0	0	
Bad Debt	(1,088)	(8,421)	(2,100)	(320)	1,780	-84.8%
Total Rental Income	2,248,615	2,463,897	591,042	488,755	(102,287)	-17.3%
Other Income	111,857	126,820	32,080	25,214	(6,866)	-21.4%
<b>Total Revenue</b>	<b>2,360,472</b>	<b>2,590,717</b>	<b>623,122</b>	<b>513,969</b>	<b>(109,153)</b>	<b>-17.5%</b>
<b>Operating Expenses</b>						
Payroll	11,997	10,723	2,681	4,404	1,724	64.3%
Administrative Cost	38,156	31,030	10,320	9,949	(371)	-3.6%
Management Fees	115,008	115,008	28,752	28,752	0	0.0%
Services	47,766	41,200	8,550	24,673	16,123	188.6%
Supplies	343,142	313,100	79,800	77,131	(2,669)	-3.3%
Repairs & Maintenance	1,796	360	120	7,592	7,472	
Landscaping/Grounds	100,365	136,800	47,900	40,379	(7,521)	-15.7%
Redecoration/Restoration	100,598	112,100	41,900	37,655	(4,245)	-10.1%
Utilities	149,887	153,698	45,839	41,401	(4,438)	-9.7%
Real Estate Taxes	111,393	113,962	28,490	28,488	(2)	0.0%
Insurance	22,075	20,923	5,231	4,983	(248)	-4.7%
Financing Operating Costs	0	0	0	0	0	
<b>Total Operating Expenses</b>	<b>1,042,182</b>	<b>1,048,904</b>	<b>299,583</b>	<b>305,407</b>	<b>5,824</b>	<b>1.9%</b>
<b>Net Operating Income</b>	<b>1,318,289</b>	<b>1,541,813</b>	<b>323,539</b>	<b>208,562</b>	<b>(114,977)</b>	<b>-35.5%</b>
<b>Owner Expense</b>	0	0	0	0	0	0.0%
<b>Physical Repairs (Replacement Reserve Eligible)</b>	567,432	760,274	281,966	105,901	(176,065)	-62.4%
<b>Net Income Before Debt Service</b>	<b>750,858</b>	<b>781,539</b>	<b>41,573</b>	<b>102,661</b>	<b>61,088</b>	<b>146.9%</b>

## 2017-18 Landscaping, Completed Projects & Occupancy for UMKC Homes

July –September

### Landscaping/Replacement Projects:

1. Landscaping projects for the 2017/2018 fiscal year completed
  - a. 5235 Rockhill Rd
  - b. 5335 Harrison
  - c. 5324 Harrison
  - d. 5339 Harrison
  - e. 5343 Holmes
  - f. 5432 Charlotte
  - g. 5429 Charlotte
  - h. 5446 Charlotte
  - i. 5401 Rockhill Rd
  - j. 5429 Rockhill Rd
  - k. 5428 Harrison
  - l. 709 E 54th Street

### General onsite Maintenance:

1. General work orders completed in the last quarter totaled 242

### General Capital Projects:

1. Concrete work completed
  - a. 5300 Charlotte (steps)
  - b. 5325 Rockhill Rd (driveway)
  - c. 5318-20 Rockhill Rd (steps)
  - d. 5335 Holmes (steps)
  - e. 5324 Harrison (porch)
  - f. 707 E 54<sup>th</sup> Terrace (driveway)
2. 5 AC Units replaced due to theft
3. Roof & gutter replacement completed
  - a. 707 E 54<sup>th</sup> Terrace
  - b. 5431 Harrison
  - c. 5425 Harrison
4. Wood rot completed
  - a. 5340 Rockhill Rd repaired rooftop dormers
  - b. 5329 Holmes repaired soffits
  - c. 5335 Rockhill Rd repaired soffits
5. Foundation repairs completed
  - a. 5341 Charlotte
  - b. 5428 Charlotte
  - c. 5432 Charlotte
6. Painting completed

- a. 5318-20 Rockhill Rd porch
- 7. Chimney repair completed
  - a. 5425 Harrison
- 8. Beta Carriage house at 5229 Rockhill Rd was demolished in August

**Occupancy**

**Curators: 21 Vacant of which 4 are leased**

1 on notice

**Trustees: 20 Vacant of which 4 are leased**

0 on notice

**Residential Property Maintenance Service Level Standards**

**July-September 2017**

**Summary of Service Response and Repairs**

Type I Repair (Emergency): Response time 2 hours, repair time within 24 hours

Repair requests: 34

- a. Repairs within 24 hours: 34
- b. Repairs within 4 days: 0
- c. Repairs more than 4 days: 0

Type II Repair (High Priority): Response time 24 hours, repair time within 3 days

Repair requests: 21

- a. Repairs within 24 hours: 18
- b. Repairs within 3 days: 3
- c. Repairs more than 3 days: 0

Type III Repair (Medium Priority): Response time within 48 hours, repair time within 30 days

Repair requests: 122

- a. Repairs within 48 hours: 114
- b. Repairs within 3 days: 8
- c. Repairs within 10 days: 0
- d. Repairs more than 30 days:

Type IV (Low Priority): Response time within 30 days, repair as budgeted

Repair requests: 65

- a. Repairs within 48 hours: 22
- b. Repairs within 3 days: 12
- c. Repairs within 15 days: 0